

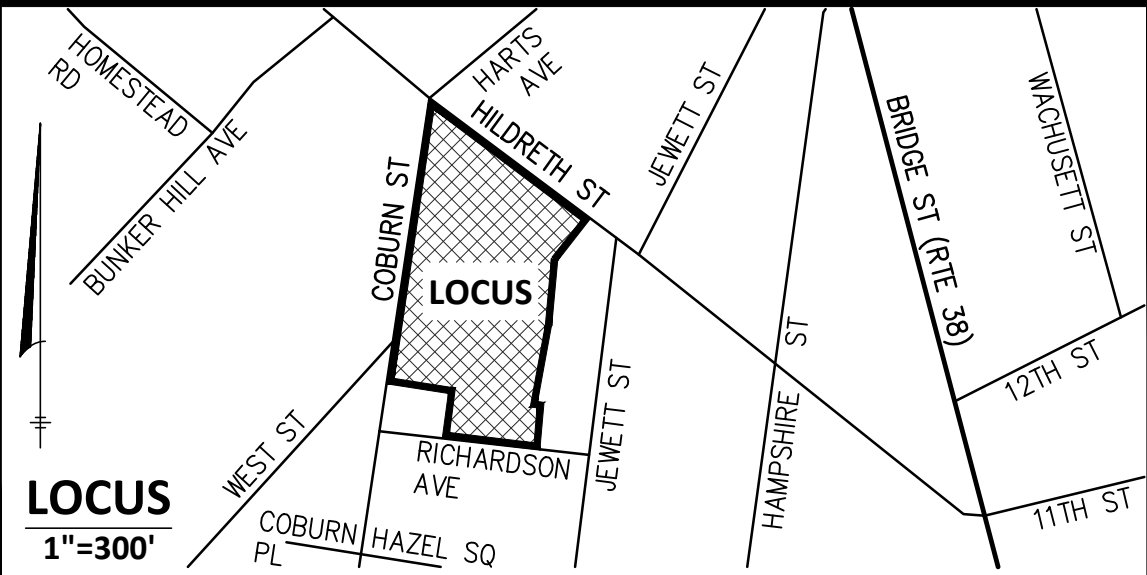
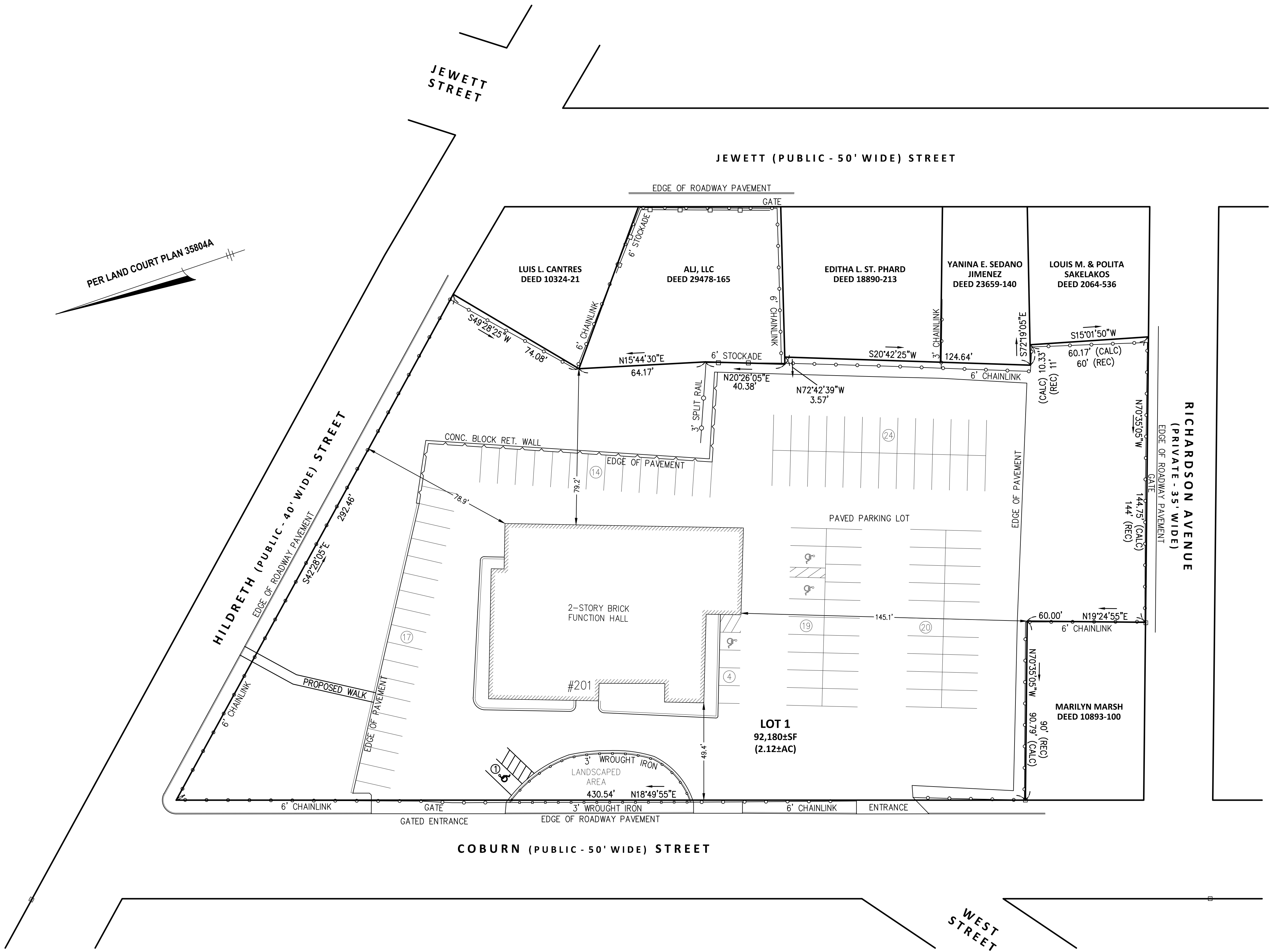
LEGEND

	CHAINLINK FENCE
	WOODEN STOCKADE FENCE
	WROUGHT IRON FENCE
	SPLIT RAIL FENCE
AC	ACRES
CALC	CALCULATED
CBDH	CONCRETE BOUND DRILL HOLE
CONC	CONCRETE
(F)	FOUND
LC	LAND COURT
N/A	NOT APPLICABLE
REC	RECORD
RET. WALL	RETAINING WALL
SBDH	STONE BOUND DRILL HOLE
SF	SQUARE FEET

ZONING CHART

ZONING DISTRICT – TSF, TRADITIONAL SINGLE FAMILY

DESCRIPTION	REQUIRED	LOT 1
MINIMUM LOT AREA	7,000 SF	92,180±SF
MINIMUM FRONTAGE	70'	144.75'
MINIMUM FRONT YARD	15'	49.4'
MAXIMUM FRONT YARD	20'	49.4'
MINIMUM SIDE YARD	10' SUM 25'	79.2' SUM 224.3'
MINIMUM REAR YARD	20'	N/A



ASSESSORS

ID: 1370–201

PROPERTY OWNER

P.C.E.A. NEEMA CHURCH, INC.
450 CHELMSFORD STREET
LOWELL, MASSACHUSETTS

DEED REFERENCE

MNDRD BOOK 29933, PAGE 83

PLAN REFERENCES

- CITY OF LOWELL ENGINEERING PLAN T–2–14, STREET ACCEPTANCE PLAN OF HILDRETH STREET, TITLED "PLAN AND PROFILE OF HILDRETH STREET FROM BRIDGE ST., NORTHWESTERLY", DATED JUNE 8, 1880.
- CITY OF LOWELL ENGINEERING PLAN T–10–24, STREET ACCEPTANCE PLAN OF COBURN STREET.
- CITY OF LOWELL ENGINEERING PLAN T–5–15, STREET ACCEPTANCE PLAN OF JEWETT STREET, DATED AUGUST 1873.

MIDDLESEX NORTH REGISTRY OF DEEDS

- PLAN BOOK 19, PLAN 19.
- PLAN BOOK 60, PLAN 81.
- PLAN BOOK 63, PLAN 21.
- PLAN BOOK 214, PLAN 41.
- PLAN BOOK 230, PLAN 145.
- LAND COURT PLAN 35804A.

NOTES

- THE PURPOSE OF THIS PLAN IS TO DIVIDE THE LAND DESCRIBED IN DEED BOOK 29478, PAGE 165, INTO TWO (2) CONFORMING, BUILDABLE LOTS: LOT 1 AND LOT 2.
- EXISTING CONDITIONS SHOWN FROM AN INSTRUMENT SURVEY IN OCTOBER OF 2015, AS WELL AS PLANS OF RECORD.
- NO UTILITIES ARE SHOWN. CALL DIG–SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL FM25017C0143F, EFFECTIVE DATE JULY 7, 2014.

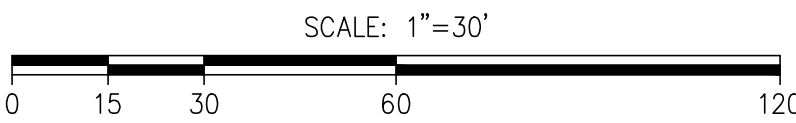
PARKING SUMMARY

REQUIRED:	
EXEMPT RELIGIOUS PURPOSE	= 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA
GROSS FLOOR AREA	= 13,067 ± S.F.
REQUIRED PARKING SPACES	= 13,067 ± S.F. / 100 S.F.
	= 131 SPACES

PARKING SPACES PROVIDED = 99 SPACES*

- * VARIANCE REQUIRED.

- NOTE:
- REFER TO "ON-STREET PARKING AERIAL EXHIBIT" PLAN DATED 6/17/2016.



ZONING BOARD OF APPEALS
SITE PLAN

PARCEL ID: 1370-201
201 COBURN STREET
LOWELL, MASSACHUSETTS

PLAN PREPARED FOR:
P.C.E.A. NEEMA CHURCH, INC.
450 CHELMSFORD STREET
LOWELL, MASSACHUSETTS

SCALE: 1"=30' DATE: 6/17/2016

SHEET: 1 OF 1

PLAN PREPARED BY:



CIVIL ENGINEERING • SURVEYING
11 KEARNEY SQUARE, 3RD FLOOR
LOWELL, MASSACHUSETTS 01852
978–201–9390 – LANDPLEX.COM

NO.	REVISION DESCRIPTION	DATE
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